HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2014

Highlights

- In 2014, the vacancy rate on the primary rental market in the Montréal census metropolitan area (CMA) increased, at 3.4 per cent.
- The estimated increase in the average apartment rent was 2.2 per cent.
- On the secondary rental market, the vacancy rate for rental condominiums remained stable, at 3.4 per cent, despite the significant rise in the number of such units.

Figure 1

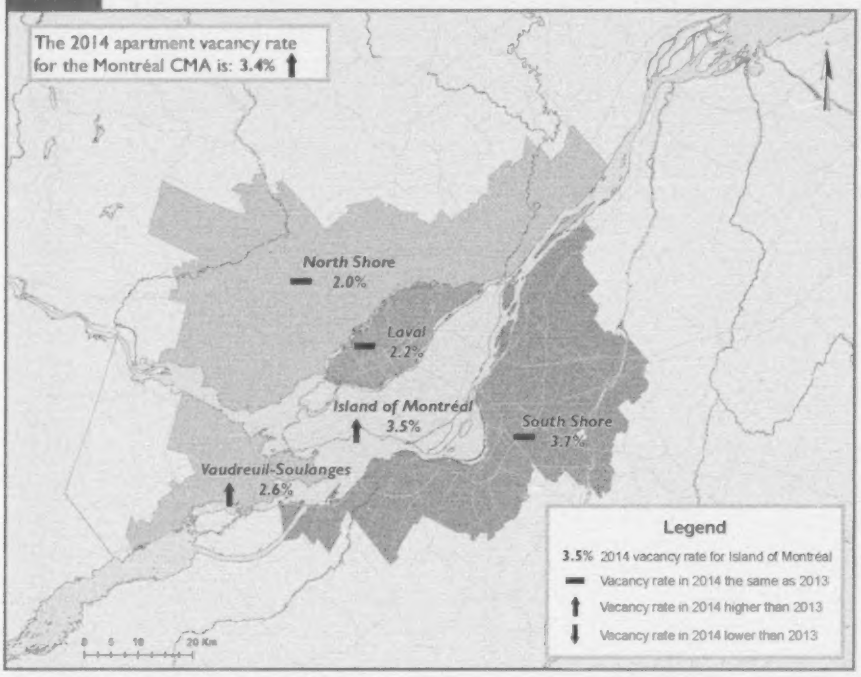


Table of Contents

1 Highlights

2 Montréal CMA rental market overview

2 Vacancy rate higher for bachelor apartments

3 Vacancy rates up on the Island, stable in the suburbs

4 Rental housing supply and demand factors

4 Rental condominium vacancy rate remains stable

9 Report tables

30 Definitions

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Montréal CMA rental market overview

According to the results of the Rental Market Survey conducted in October 2014 by Canada Mortgage and Housing Corporation (CMHC), the vacancy rate on the primary rental market in the Montréal census metropolitan area (CMA) rose over the past year, reaching 3.4 per cent, compared to 2.8 per cent in October 2013.

However, the increase in the vacancy rate was observed only in the case of one-bedroom apartments and mainly on the Island of Montréal. In most suburban sectors, the vacancy rates remained stable.

Figure 2

Source: CMHC

The increase in the vacancy rate on the Montréal CMA rental market in 2014 was essentially due to a lower demand combined with a relatively stable supply. It should be noted that competition from rental condominiums, the decrease in net international migration and the continued large interprovincial and interregional migration deficit contributed to the easing of the conventional rental market. It is difficult, however, to determine the respective significance of these factors.

As for rents, two-bedroom apartments in the CMA were renting for an average of $739. However, there were significant differences among the various geographic sectors, particularly on the Island, where the average rents ranged from $610 to $1,056 depending on the zone. Between October 2013 and October 2014, the estimated change in the average rent was 2.2 per cent. The changes in were similar for all unit types and all geographic sectors.

The availability rate, for its part, reached 3.9 per cent, a level similar to the vacancy rate.[1]

Lastly, on the secondary rental market, the number of rental condominiums once again posted a strong increase over the past year. In fact, 13 per cent of all condominiums in the Montréal metropolitan area are now offered for rent. Still, with demand having increased at the same pace as supply, the vacancy rate did not change significantly, reaching 3.4 per cent.

Vacancy rate higher for bachelor apartments

According to the detailed survey results, smaller units had higher vacancy rates than larger apartments in the CMA. For bachelor units and one-bedroom apartments, the rates hovered around 4 per cent, while they were about 3 per cent for units with two or more bedrooms.

The proportions of unoccupied rental housing units also varied with the size of the structures. Year after year, smaller buildings (with 3 to 5 units) always have the lowest vacancy rate; this past October, their rate was 2.5 per cent. The generally more personal relationships between landlords and tenants in buildings of this type likely favour greater rental stability. In addition, these smaller structures commonly have lower rents, which can also be a factor.

As well, by structure size, vacancy rates increased for buildings with 50 or more units[2] (see table 1.3.1). Given that, in the CMA, such structures generally have the most

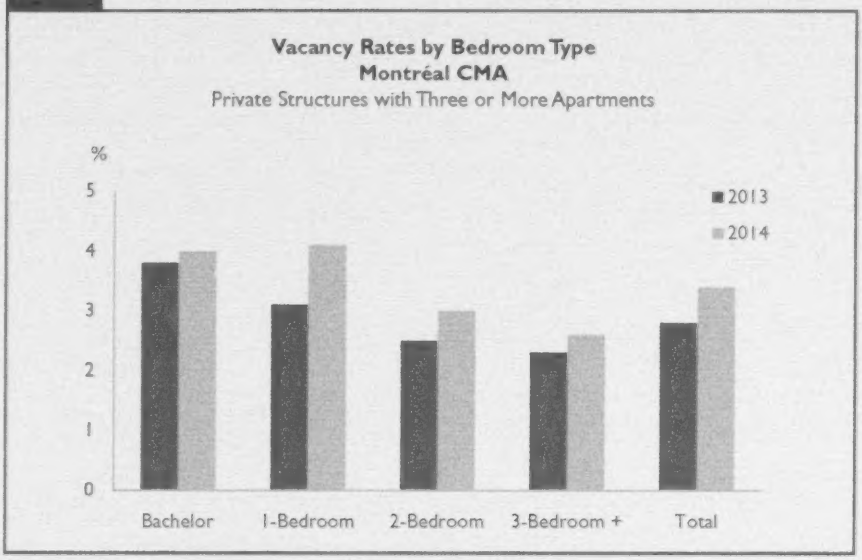
[1] The availability rate takes into account not only vacant units but also units for which the existing tenants have indicated that they are vacating the dwelling shortly and a new tenant has not signed a lease. This rate therefore gives a general idea of the supply of available units in the short term, even if the fall season is not a time of year when many tenants typically move in Quebec, given that leases usually end in June. This explains the minimal difference noted between the vacancy rate and the availability rate.

[2] The vacancy rate for buildings with 6 to 19 units also rose.

rental condominiums, a number of households may have opted to rent condominiums, to the detriment of conventional rental apartments.

According to the data on vacancy rates by year of construction of the buildings, there were few significant changes between 2013 and 2014. This year, vacancy rates were also generally lower for newer rental buildings. For example, rental dwellings built in 2005 or after had a vacancy rate of 2 per cent, while units dating back to the 1960s and 1970s had a proportion of unoccupied units that was practically double that rate. Despite the fact that the rents charged are higher for newer rental apartments than older units,[3] demand for more modern rental dwellings would appear to be significant. This actually mirrors the result for rental condominiums. In fact, such condominiums, which are usually newer and command relatively high rents, have consistently managed to maintain a vacancy rate hovering around 3 per cent for the last few years.[4]

Figure 3



Source: CMHC

Vacancy rates up on the Island, stable in the suburbs

On the Island of Montréal, the overall vacancy rate was 3.5 per cent in October 2014, up over the rate recorded in October 2013 (2.9 per cent). However, an analysis by unit type revealed that only one-bedroom apartments registered an increase. It should be recalled that such units account for more than a quarter of the rental housing stock on the Island. The vacancy rate for dwellings of this type reached 4.2 per cent this past fall, compared to 3.0 per cent a year earlier. The vacancy rates for the other apartment types did not change significantly. The overall increase in the vacancy rate on the Island was attributable to the competition from rental condominiums and to the decrease in net migration.

The vacancy rates rose in seven of the eighteen zones on the Island. The rates were above the 5-per-cent mark in Montréal-Nord (5.4 per cent) and Dorval–Lachine–Saint-Pierre (6.4 per cent). Also of note was the increase in the vacancy rate in the Downtown–Île-des-Sœurs sector (to 3.9 per cent in 2014, from 3.0 per cent in 2013). The addition of new student residences and rental condominiums probably contributed to a decrease in the demand for conventional rental apartments in this sector. Conversely, the vacancy rate dropped significantly in Mercier, falling to 1.3 per cent (from 3.2 per cent in October 2013). And, the rate remained relatively low in the Plateau-Mont-Royal sector (2.2 per cent).

The average rent for two-bedroom apartments on the Island was $749 in October 2014. That being said, there were significant differences among the various market zones. The average rents were relatively low in six zones, mostly located in the eastern part of the Island. In these sectors, the rents hovered between $610 in Montréal-Nord and $682 in Anjou–Saint-Léonard. As usual, two zones had rents above $1,000: Downtown–Île-des-Sœurs ($1,403) and the southern West Island zone ($1,056). The higher rents downtown are particularly attributable to the choice location of the buildings, which are close to many amenities. Lastly, the estimated change in the average rent on the Island was 2.2 per cent between October 2013 and October 2014.

[3] For example, the average rent for two-bedroom apartments built in 2005 or after in the Montréal CMA was about $900. By comparison, the average rents for such units dating from before that period varied between $700 and $750.

[4] The last section of this report covers the rental condominium market.

In the suburbs, the vacancy rates were stable in most of the large sectors. The rate stayed high on the South Shore, at 3.7 per cent. In particular, two zones had rates above 4 per cent: Longueuil, at 4.1 per cent, and Chambly–Mont-Saint-Hilaire, at 4.3 per cent. Longueuil in fact has the largest rental housing stock among all the suburban sectors. In the northern suburbs, the vacancy rates were lower, at about 2 per cent both on the North Shore and in Laval. Several zones on the North Shore even had rates below 2 per cent, including Blainville–Boisbriand and Repentigny–L'Assomption (both at 1.6 per cent) and Deux-Montagnes (at 1.7 per cent) (see table 1.1.1).

As for the average rents for two-bedroom apartments, they stood at about $700 on the North Shore and the South Shore and at $730 at Laval. The estimated changes in the average rents were similar throughout the suburbs, at around 2 per cent.

Rental housing supply and demand factors

The increase in the vacancy rate on the Montréal CMA rental market in 2014 was essentially due to a lower demand combined with a relatively stable supply.

Several factors contributed, to some extent, to the slowdown in rental housing demand.

A portion of the conventional rental housing demand, which was generally favoured by the slowdown in the movement to homeownership, likely shifted to the rental condominium market. In fact, despite the relatively strong increase in the rental condominium supply over the past year (+4,000 units), the vacancy rate on that market remained stable. As well, the addition of new student residences probably also had a negative impact on the conventional rental housing demand from young households in the Montréal area.

According to net international migration data, the inflow of immigrants in the Montréal area remained significant in 2014, although the number of newcomers was lower than in past years[5] (decrease of more than 2,500 people from the level recorded in 2013). It should be recalled that, year after year, the CMA receives large numbers of international immigrants, who significantly support demand on the rental market, especially on the Island of Montréal. The decline in net international migration therefore contributed to the slowdown in demand for rental housing.

The interprovincial and interregional migration deficit in the Montréal CMA apparently stayed significant this year, but stable in relation to last year. In fact, like in recent years, many people, particularly young individuals, left the Montréal CMA for other provinces across Canada and other regions of Quebec. This has limited the pool of potential renters on the market.

Still, job market conditions have been particularly dynamic for young people aged from 15 to 24 since the beginning of the year, which has contributed to supporting demand for rental housing.[6] In fact, when young people get jobs and the associated pay, they may be encouraged to leave the family nest and rent a dwelling. Without this additional demand, the vacancy rate increase would have likely been greater.

On the supply side, few new units were added to the Montréal CMA conventional rental housing stock in 2014, as has been the case for the past several years. In fact, since 2009, only about 1,500 new rental housing units have been started per year, on average. This level is relatively low, representing just 0.3 per cent of the conventional rental housing stock.

All in all, several demand factors therefore contributed to the easing of the conventional rental market, although it is difficult to determine the respective significance of these factors.

Rental condominium vacancy rate remains stable

The rental condominium vacancy rate in the CMA was 3.4 per cent in October 2014, remaining relatively stable compared to a year earlier. Between our last two surveys, the number of rental condominiums rose by about 3,900 units. It should be recalled that, in 2013, this increase was closer to 2,800 units. Gains were observed in all structure size categories, except smaller buildings (with 3 to 5 units). Among the geographic sectors in the CMA, 40 per cent of these units were added on the Island of Montréal, while the others were divided among the suburban sectors. In this regard, Laval stood out with the addition of nearly 1,000 rental condominiums.

---

[5] Including non-permanent residents.

[6] Employment among people in that age group has risen by 2.2 per cent since the beginning of the year (moving average of employment data for March, June and September).

Notwithstanding this increase in supply, demand would appear to have stayed significant, such that the vacancy rate remained practically unchanged. The rates in fact held steady in each of the sectors of the CMA.

The addition of such a volume of rental condominiums on the market resulted directly from the large numbers of condominiums started in recent years. The slowdown in sales currently affecting the condominium market also likely prompted some households as well as some builders on the new home market to put their units up for rent. Of all the condominiums in the Montréal CMA housing stock, 13 per cent were offered on the rental market, a stable level compared to 2013.

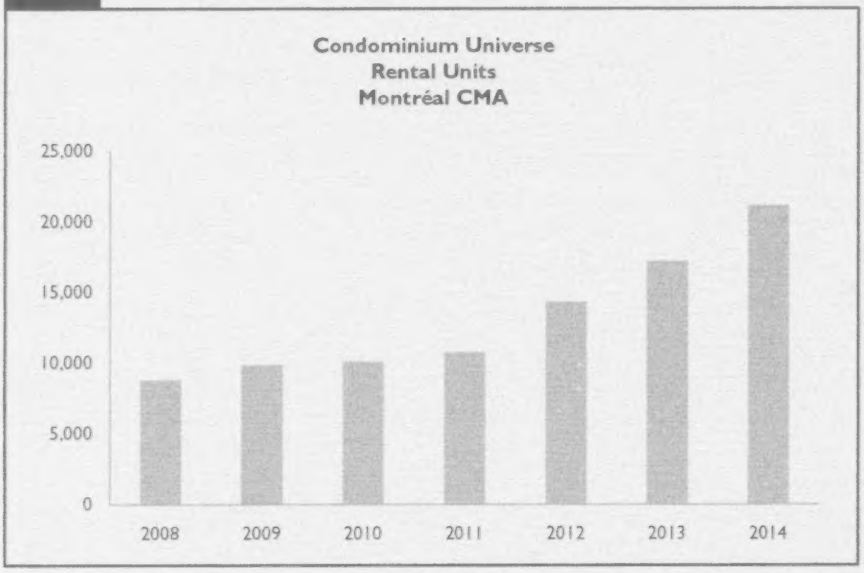
As is the case every year, the Downtown Montréal sector[7] again ranked first, with close to one in four condominiums offered for rent. However, the vacancy rate in this sector (4.2 per cent) was higher than the CMA average (3.4 per cent).

The rent gap between two-bedroom rental condominiums and conventional rental apartments of the same type was still about 55 per cent this year ($1,144, versus $739). This difference was essentially due to the fact that many of the condominiums are contained in newer buildings and are more centrally located in the CMA. By geographic sector, Downtown Montréal had the highest average rent for two-bedroom rental condominiums ($1,612), while the suburban sectors had averages hovering between $900 and $1,000. This gap between downtown and the suburbs is in fact comparable to that noted when buying a condominium on the resale market.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	**2.7**	**2.8**

Figure 4



Source: CMHC

[7] This sector also includes the Île-des-Sœurs zone.

Montreal CMA
N
0
2.5
5
10
15
Km
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

RMS ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	**Downtown Montréal, Île-des-Soeurs** - St. Lawrence River (south), Chemin Remembrance, Des Pins Avenue and Sherbrooke Street (north), Amherst Street (east), Guy Street (west) and Île-des-Soeurs.
Zone 2	**Le Sud-Ouest (Mtl), Verdun (Mtl)** - St. Lawrence River (south), Lachine Canal and limits of Westmount (north), Guy Street and Autoroute Bonaventure (east), limits of LaSalle (west).
Zone 3	**LaSalle (Mtl)**
Zone 4	**Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest** - Lachine Canal (south), limits of Côte-Saint-Luc and Hampstead (north), Décarie Blvd. and limits of Westmount (east), limits of Montréal-Ouest and Saint-Pierre (west).
Zone 5	**Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl)** - limits of Westmount and Voie Camillien-Houde (south), limits of Mont-Royal (north), limits of Outremont (east), Décarie Blvd. (west).
Zone 6	**Plateau Mont-Royal (Mtl)** - Sherbrooke Street (south), CP Railway (north), D'Iberville Street (east), limits of Outremont and Du Parc Avenue (west).
Zone 7	**Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl)** - Bélanger Street and Jean-Talon Street (south), Autoroute Métropolitaine and CN Railway (north), 24th Avenue (east), De l'Acadie Blvd. (west).
Zone 8	**Hochelaga-Maisonneuve (Mtl)** - St. Lawrence River (south), Sherbrooke Street (north), Viau Street (east), Amherst Street (west).
Zone 9	**Rosemont (Mtl), La Petite-Patrie (Mtl)** - Sherbrooke Street and CP Railway (south), Jean-Talon Street, Bélanger Street and limits of Saint-Léonard (north), Lacordaire Street and Dickson Street (east), Du Parc Avenue (west).
Zone 10	**Anjou (Mtl), Saint-Léonard (Mtl)** - Métropolitain Blvd. and Jarry Street (south), Rivière des Prairies (river) (north), limits of Montréal-Nord and Saint-Léonard (east), Railway (west).
Zone 11	**Montréal-Nord (Mtl)**
Zone 12	**Ahuntsic (Mtl), Cartierville (Mtl)** - Rivière des Prairies (river) (north), Saint-Michel Blvd. (east), limits of the former municipality of Pierrefonds (west).
Zone 13	**Saint-Laurent (Mtl)**
Zone 14	**Dorval, Lachine (Mtl), Saint-Pierre (Mtl)**
Zone 15	**Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue**
Zone 16	**Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl)**
Zone 17	**Mercier (Mtl)** - St. Lawrence River (south), Bélanger Street (north), limits of the former municipality of Montréal-Est (east), Viau Street and Dickson Street (west).
Zone 18	**Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (district) (Mtl), Montréal-Est (Mtl)**
Zones 1-18	**Island of Montréal**
Zone 19	**Chomedey, Sainte-Dorothée (Laval)**
Zone 20	**Laval-des-Rapides (Laval)**
Zone 21	**Pont-Viau (Laval)**
Zone 22	**Saint-François, Saint-Vincent, Duvernay (Laval)**
Zone 23	**Vimont, Auteuil (Laval)**
Zone 24	**Laval-Ouest, Fabreville, Sainte-Rose (Laval)**
Zones 19-24	**Laval**
Zone 25	**Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel**
Zone 26	**Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse**
Zone 27	**Lachenaie, La Plaine, Mascouche, Terrebonne**
Zone 28	**Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie**
Zone 29	**Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban**
Zones 25-29	**North Shore**
Zones 19-29	**Laval and North Shore**
Zone 30	**Longueuil**
Zone 31	**Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert**
Zone 32	**Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe**
Zone 33	**Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes, Verchères**
Zone 34	**Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias**
Zones 30-34	**South Shore**
Zone 35	**Notre-Dame-de-L'île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M.**
Zones 19-35	**Suburbs**
Zones 1-35	**Montréal CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - MONTREAL CMA	
Sub Area 1	**Downtown** includes RMS Zone 1: Downtown Montréal, Île-des-Soeurs.
Sub Area 2	**Outer Centre** includes RMS Zone 2: Le Sud-Ouest (Mtl), Verdun (Mtl); Zone 4: Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest; Zone 5: Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl); and Zone 6: Plateau Mont-Royal (Mtl).
Sub Area 3	**West Part of Island of Montréal** includes RMS Zone 3: LaSalle (Mtl); Zone 12: Ahuntsic (Mtl), Cartierville (Mtl); Zone 13: Saint-Laurent (Mtl); Zone 14: Dorval, Lachine (Mtl); Zone 15: Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue; and Zone 16: Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl).
Sub Area 4	**East Part of Island of Montréal** includes RMS Zone 7: Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl); Zone 8: Hochelaga-Maisonneuve (Mtl); Zone 9: Rosemont (Mtl), La Petite-Patrie (Mtl); Zone 10: Anjou (Mtl), Saint-Léonard (Mtl); Zone 11: Montréal-Nord (Mtl); Zone 17: Mercier (Mtl); and Zone 18: Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (Mtl), Montréal-Est (Mtl).
Sub Areas 1-4	**Montréal Island**
Sub Area 5	**Laval** includes RMS Zone 19: Chomedey, Sainte-Dorothée (Laval); Zone 20: Laval-des-Rapides (Laval); Zone 21: Pont-Viau (Laval); Zone 22: Saint-François, Saint-Vincent, Duvernay (Laval); Zone 23: Vimont, Auteuil (Laval); Zone 24: Laval-Ouest, Fabreville, Sainte-Rose (Laval).
Sub Area 6	**Vaudreuil-Soulanges** includes Zone 35: Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres.
Sub Area 7	**North Shore** includes Zone 25: Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel; Zone 26: Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse; Zone 27: Lachenaie, La Plaine, Mascouche, Terrebonne; Zone 28: Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie; and Zone 29: Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban.
Sub Area 8	**South Shore** includes RMS Zone 30: Longueuil; Zone 31: Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert; Zone 32: Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe; Zone 33: Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes; Zone 34: Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias.
Sub Areas 1-8	**Montréal CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal Island Zone 1	3.0 c	4.4 c	3.0 c	3.1 b	3.2 c	5.0 c	2.1 c	2.7 c	3.0 c	3.9 c
Zone 2	**	1.0 d	2.4 c	**	3.4 c	**	0.5 b	0.6 b	2.7 b	3.0 c
Zone 3	3.7 d	4.8 d	3.7 b	4.4 c	0.8 a	**	0.4 b	0.5 b	1.6 b	4.3 d
Zone 4	3.1 b	3.6 b	4.0 c	4.4 c	4.7 c	3.1 b	4.7 c	**	4.2 c	3.9 b
Zone 5	3.0 b	3.5 b	2.4 c	4.2 c	2.3 b	2.3 b	1.3 b	**	2.3 b	3.3 c
Zone 6	3.0 b	3.7 b	1.1 a	2.6 c	**	**	**	0.1 a	2.7 c	2.2 c
Zone 7	3.7 d	4.9 d	3.1 b	5.3 d	2.0 c	2.5 c	**	1.4 d	2.5 c	3.4 c
Zone 8	4.1 d	5.1 d	2.1 b	3.8 c	0.5 b	**	**	**	1.5 b	4.0 d
Zone 9	4.6 d	3.2 c	1.2 a	**	2.2 c	**	**	**	2.1 c	4.5 d
Zone 10	2.0 c	3.4 d	2.3 b	2.8 c	**	2.7 c	**	**	2.4 c	2.7 c
Zone 11	**	**	4.3 d	4.6 d	3.3 d	5.7 d	**	**	3.4 d	5.4 d
Zone 12	**	3.9 d	5.0 d	3.2 d	2.9 c	**	**	0.2 a	4.5 d	2.7 c
Zone 13	3.0 d	3.1 d	5.3 d	4.8 d	2.9 c	2.7 c	3.7 d	3.1 d	3.9 d	3.5 d
Zone 14	5.1 d	4.2 d	6.0 d	7.3 d	4.0 c	6.2 d	1.2 d	5.4 d	4.4 d	6.4 d
Zone 15	**	**	5.9 d	2.2 c	4.5 d	3.3 d	1.1 d	**	4.3 d	2.9 c
Zone 16	5.8 d	6.2 d	3.9 d	6.1 d	3.9 d	3.1 d	1.7 d	**	3.8 d	4.1 d
Zone 17	**	**	**	1.1 a	2.7 c	0.6 a	0.5 b	**	3.2 d	1.3 d
Zone 18	**	**	4.3 d	**	2.0 c	3.8 d	3.1 d	**	2.6 b	3.7 d
Montréal Island (Zones 1-18)	3.8 d	4.0 d	3.0 c	4.2 d	2.6 c	3.2 d	2.3 c	2.5 c	2.9 c	3.5 d
Laval Zone 19	2.4 c	0.0 a	3.2 c	1.6 b	1.7 b	2.1 c	4.8 d	1.3 d	2.4 b	1.8 b
Zone 20	**	**	2.3 c	**	1.4 b	2.0 c	0.7 b	**	1.6 b	2.6 c
Zone 21	**	**	3.9 d	3.7 d	3.6 d	4.9 d	0.3 b	**	2.6 c	3.5 d
Zone 22	0.0 a	0.0 a	5.1 d	1.0 a	3.4 d	3.4 d	**	**	3.6 d	2.7 c
Zone 23	**	0.0 a	3.4 d	0.9 a	1.2 b	0.7 a	**	**	1.8 b	0.9 a
Zone 24	**	11.1 d	2.4 c	1.7 b	2.0 c	2.2 c	**	1.0 a	2.2 c	2.2 c
Laval (Zones 19-24)	4.3 d	1.5 b	3.1 c	2.9 c	1.8 b	2.2 c	2.3 c	1.3 c	2.2 c	2.2 c
North-Shore Zone 25	**	0.6 a	1.5 b	0.8 a	1.2 b	1.8 b	**	**	1.5 b	1.7 b
Zone 26	0.0 a	**	**	0.3 a	1.4 b	2.1 c	0.4 b	0.5 b	1.5 b	1.6 b
Zone 27	**	**	1.4 b	**	0.9 a	1.7 b	0.2 b	**	1.1 a	2.0 c
Zone 28	4.0 d	1.6 b	0.4 a	0.7 a	0.9 a	2.0 c	**	1.1 a	1.2 a	1.6 b
Zone 29	**	**	3.9 d	1.7 b	3.4 d	2.2 c	1.3 c	**	3.1 c	2.7 c
North-Shore (Zones 25-29)	2.9 c	**	2.5 c	1.5 b	1.5 b	2.0 c	1.3 c	**	1.7 b	2.0 c
Laval/North-Shore (Zones 19-29)	3.5 d	1.6 b	2.8 c	2.0 c	1.7 b	2.1 c	1.6 b	2.3 c	1.9 b	2.1 c
South-Shore Zone 30	**	**	5.6 d	5.3 d	3.6 d	3.3 d	**	3.7 d	4.2 d	4.1 d
Zone 31	1.3 b	**	4.5 d	5.1 d	3.1 d	2.7 c	2.4 c	**	3.3 d	3.7 d
Zone 32	**	**	3.4 d	5.3 d	3.3 d	3.0 c	**	**	3.1 d	3.3 d
Zone 33	**	**	**	3.0 c	1.0 a	2.1 c	**	3.4 d	1.6 b	2.6 c
Zone 34	**	0.0 a	0.0 a	**	1.6 b	4.7 d	1.3 c	**	1.5 b	4.3 d
South-Shore (Zones 30-34)	3.1 d	**	4.7 d	5.1 d	3.0 c	3.0 c	2.8 c	3.4 d	3.4 d	3.7 d
Zone 35	0.0 a	**	0.6 a	0.4 a	1.7 b	2.7 c	**	**	1.4 b	2.6 c
Suburbs (Zones 19-35)	3.3 d	4.9 d	3.7 b	3.3 c	2.2 c	2.5 c	2.2 c	2.8 c	2.6 c	2.8 c
Montréal CMA	**3.8 d**	**4.0 d**	**3.1 c**	**4.1 d**	**2.5 c**	**3.0 c**	**2.3 c**	**2.6 c**	**2.8 c**	**3.4 d**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal Island Zone 1	692 a	749 a	996 a	1,007 a	1,399 a	1,403 a	1,469 c	1,501 a	1,032 a	1,069 a
Zone 2	538 a	486 a	600 a	636 b	661 a	657 a	735 b	782 b	649 a	660 a
Zone 3	498 a	493 a	590 a	614 a	699 a	709 a	979 c	1,024 b	710 a	702 a
Zone 4	552 a	538 a	756 a	739 a	931 a	932 a	1,212 c	1,160 c	840 a	841 a
Zone 5	549 a	571 a	706 a	722 a	864 a	908 a	1,005 b	971 b	771 a	804 a
Zone 6	621 a	641 a	767 a	781 a	938 a	919 a	1,189 c	1,205 c	827 a	841 a
Zone 7	459 a	471 a	573 a	539 a	621 a	624 a	751 b	753 b	600 a	595 a
Zone 8	551 a	592 a	561 a	552 a	664 a	710 a	804 b	872 b	650 a	673 a
Zone 9	499 a	520 a	593 a	583 a	719 a	678 a	963 c	998 c	663 a	643 a
Zone 10	523 a	511 a	592 a	610 a	669 a	682 a	779 a	866 b	677 a	706 a
Zone 11	495 a	486 a	547 a	541 a	618 a	610 a	702 a	704 a	613 a	610 a
Zone 12	463 a	483 a	543 a	569 a	695 a	743 a	1,024 c	1,103 c	628 a	665 a
Zone 13	552 a	546 a	682 a	688 a	807 a	819 a	867 b	901 b	756 a	769 a
Zone 14	487 a	553 a	603 a	617 a	686 a	701 a	810 a	796 b	662 a	677 a
Zone 15	495 a	541 a	828 a	874 a	1,000 a	1,056 a	1,084 d	1,148 c	943 a	1,003 a
Zone 16	522 a	549 a	663 a	664 a	764 a	780 a	895 b	941 b	734 a	753 a
Zone 17	490 a	513 a	537 a	547 a	608 a	640 a	793 b	726 b	609 a	621 a
Zone 18	495 a	442 a	532 a	521 a	632 a	641 a	762 b	703 b	627 a	632 a
Montréal Island (Zones 1-18)	560 a	574 a	660 a	661 a	746 a	749 a	907 b	932 b	716 a	725 a
Laval Zone 19	525 a	533 a	640 a	776 a	734 a	812 a	939 b	913 b	729 a	808 a
Zone 20	519 a	534 a	600 a	597 a	660 a	679 a	791 b	797 b	652 a	670 a
Zone 21	480 a	475 a	580 a	589 a	678 a	670 a	709 a	704 a	662 a	665 a
Zone 22	418 a	458 a	588 a	593 a	649 a	657 a	719 a	716 b	643 a	648 a
Zone 23	466 a	476 a	547 a	578 a	690 a	718 a	03 b	879 b	690 a	712 a
Zone 24	513 a	507 a	556 a	670 a	679 a	719 a	825 a	833 a	680 a	723 a
Laval (Zones 19-24)	510 a	517 a	608 a	680 a	690 a	730 a	837 a	814 a	685 a	726 a
North-Shore Zone 25	455 a	502 a	600 a	634 a	692 a	720 a	825 a	862 b	711 a	731 a
Zone 26	490 a	410 a	573 a	575 a	666 a	664 a	798 b	797 b	683 a	665 a
Zone 27	467 a	464 a	596 a	586 a	725 a	735 a	787 b	785 b	691 a	701 a
Zone 28	503 a	501 a	552 a	551 a	669 a	673 a	799 b	780 b	665 a	663 a
Zone 29	454 a	487 a	520 a	554 a	620 a	689 a	731 b	783 b	600 a	650 a
North-Shore (Zones 25-29)	468 a	478 a	559 a	569 a	673 a	692 a	788 a	800 a	667 a	676 a
Laval/North-Shore (Zones 19-29)	486 a	492 a	582 a	610 a	681 a	709 a	804 a	805 a	675 a	696 a
South-Shore Zone 30	476 a	509 a	613 a	630 a	668 a	699 a	773 b	762 b	662 a	687 a
Zone 31	487 a	538 a	638 a	639 a	720 a	720 a	801 b	819 b	700 a	706 a
Zone 32	506 a	495 a	613 a	604 a	681 a	706 a	778 b	757 b	687 a	694 a
Zone 33	469 a	459 a	590 a	611 a	693 a	714 a	828 b	819 b	696 a	713 a
Zone 34	430 a	452 a	581 a	608 a	695 a	704 a	772 b	815 b	691 a	714 a
South-Shore (Zones 30-34)	478 a	512 a	619 a	629 a	689 a	708 a	787 a	785 a	681 a	697 a
Zone 35	450 a	492 a	515 a	567 a	692 a	693 a	782 b	780 b	683 a	689 a
Suburbs (Zones 19-35)	481 a	501 a	599 a	618 a	684 a	708 a	795 a	795 a	678 a	696 a
Montréal CMA	**555** a	**569** a	**651** a	**655** a	**730** a	**739** a	**878** a	**898** a	**708** a	**719** a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal Island Zone 1	5,503	5,391	8,218	8,285	6,309	6,113	1,261	1,307	21,291	21,096
Zone 2	1,684	1,732	7,869	8,396	14,837	15,360	3,713	4,133	28,103	29,621
Zone 3	493	542	2,869	3,411	9,658	11,347	1,085	1,703	14,105	17,003
Zone 4	3,415	3,414	10,619	10,750	13,306	13,901	2,843	2,959	30,183	31,024
Zone 5	3,220	3,389	13,773	13,828	14,193	14,765	2,950	3,177	34,136	35,159
Zone 6	8,393	8,230	10,877	10,980	15,212	16,127	4,097	4,228	38,579	39,565
Zone 7	3,936	3,924	9,170	9,757	20,506	21,741	3,376	3,849	36,988	39,271
Zone 8	3,247	3,229	7,035	7,237	12,638	13,040	4,103	4,420	27,023	27,926
Zone 9	5,385	5,426	11,173	11,826	20,268	21,632	3,423	4,001	40,249	42,885
Zone 10	599	602	3,233	4,007	15,443	17,295	2,952	3,698	22,227	25,602
Zone 11	615	680	3,116	3,506	12,498	13,793	2,247	2,473	18,476	20,452
Zone 12	2,589	2,666	7,660	8,556	12,937	14,474	1,300	2,131	24,486	27,827
Zone 13	752	752	5,038	5,143	7,351	7,658	1,626	1,685	14,767	15,238
Zone 14	656	651	3,239	3,315	5,883	5,973	1,045	1,090	10,823	11,029
Zone 15	211	209	946	970	1,481	1,475	453	458	3,091	3,112
Zone 16	527	503	2,476	2,533	5,273	5,378	898	937	9,174	9,351
Zone 17	733	788	3,478	4,398	9,629	11,373	1,570	2,352	15,410	18,911
Zone 18	262	257	1,424	1,571	7,270	7,796	1,279	1,381	10,235	11,005
Montréal Island (Zones 1-18)	42,220	42,385	112,213	118,469	204,692	219,241	40,221	45,982	399,346	426,077
Laval Zone 19	235	235	2,079	2,129	5,455	5,526	1,029	1,049	8,798	8,939
Zone 20	217	206	1,592	1,526	4,885	4,801	614	622	7,308	7,155
Zone 21	85	82	234	240	968	965	704	702	1,991	1,989
Zone 22	27	27	472	440	1,378	1,374	223	220	2,100	2,061
Zone 23	21	19	470	481	1,627	1,695	333	342	2,451	2,537
Zone 24	52	51	268	326	1,222	1,269	309	304	1,851	1,950
Laval (Zones 19-24)	637	620	5,115	5,142	15,535	15,630	3,212	3,239	24,499	24,631
North-Shore Zone 25	161	174	683	714	3,713	3,806	1,198	1,243	5,755	5,937
Zone 26	86	81	941	944	5,407	5,425	1,678	1,675	8,112	8,125
Zone 27	79	79	1,151	1,141	3,017	3,039	560	568	4,807	4,827
Zone 28	149	157	768	798	3,649	3,673	989	995	5,555	5,623
Zone 29	455	479	2,086	2,488	3,608	7,180	1,275	1,367	7,424	11,514
North-Shore (Zones 25-29)	930	970	5,629	6,085	19,394	23,123	5,700	5,848	31,653	36,026
Laval/North-Shore (Zones 19-29)	1,567	1,590	10,744	11,227	34,929	38,753	8,912	9,087	56,152	60,657
South-Shore Zone 30	673	702	5,261	5,290	9,983	9,989	3,870	3,830	19,787	19,811
Zone 31	479	536	3,215	3,321	7,313	7,324	2,069	2,075	13,076	13,256
Zone 32	71	68	851	882	3,669	3,743	1,019	1,004	5,610	5,697
Zone 33	164	159	584	592	2,653	2,676	958	959	4,359	4,386
Zone 34	68	68	337	336	1,237	1,252	557	562	2,199	2,218
South-Shore (Zones 30-34)	1,455	1,533	10,248	10,421	24,855	24,984	8,473	8,430	45,031	45,368
Zone 35	39	39	267	266	1,213	1,234	360	364	1,879	1,903
Suburbs (Zones 19-35)	3,061	3,162	21,259	21,914	60,997	64,971	17,745	17,881	103,062	107,928
Montréal CMA	**45,281**	**45,547**	**133,472**	**140,383**	**265,689**	**284,212**	**57,966**	**63,863**	**502,408**	**534,005**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal Island Zone 1	3.8 b	5.9 b	4.0 b	4.7 b	4.2 b	6.6 b	2.3 b	3.0 c	3.9 b	5.3 b
Zone 2	**	1.1 b	2.6 c	**	3.9 b	**	0.5 b	0.6 b	3.0 b	3.2 b
Zone 3	4.0 d	**	4.0 c	4.7 d	**	**	**	0.6 b	2.5 c	4.5 d
Zone 4	3.3 b	4.1 b	4.4 b	5.1 b	4.8 b	4.0 b	5.0 d	**	4.5 b	4.6 b
Zone 5	3.4 c	5.0 c	3.2 c	4.8 c	2.6 b	2.8 b	1.4 b	**	2.8 b	3.9 c
Zone 6	3.7 c	4.2 c	1.3 c	3.0 c	**	**	**	0.1 b	2.9 c	2.6 b
Zone 7	3.8 d	4.9 d	4.3 d	5.5 d	2.2 c	2.7 c	**	1.4 d	3.0 c	3.6 c
Zone 8	4.1 d	**	2.2 c	4.7 d	0.5 b	**	**	**	1.5 c	4.7 d
Zone 9	4.7 d	3.5 d	1.3 c	**	2.5 c	**	**	**	2.2 c	4.6 d
Zone 10	2.4 c	4.2 c	4.7 d	**	3.0 c	3.0 c	**	**	3.0 c	3.6 c
Zone 11	**	**	5.0 c	4.9 c	3.8 c	**	**	**	3.9 c	6.1 d
Zone 12	**	4.0 c	5.7 c	3.4 c	3.4 c	2.4 c	**	0.2 b	5.4 c	2.8 c
Zone 13	3.7 c	3.9 c	5.8 c	6.3 c	3.3 b	4.0 b	4.7 c	4.3 c	4.4 c	4.9 c
Zone 14	6.0 c	4.2 c	6.4 c	8.3 c	4.4 c	6.8 c	1.2 d	5.4 c	4.8 c	7.0 c
Zone 15	**	**	5.9 c	2.5 c	5.3 c	4.4 c	1.4 d	**	4.8 c	3.5 c
Zone 16	6.7 c	7.0 c	5.0 c	6.6 c	4.9 c	3.3 c	1.7 d	**	4.7 c	4.4 c
Zone 17	**	**	**	**	2.7 c	**	0.5 b	**	3.2 d	2.9 c
Zone 18	**	**	4.7 d	**	2.7 c	3.8 d	3.1 d	**	3.1 d	3.7 d
Montréal Island (Zones 1-18)	4.3 b	4.7 b	3.5 b	5.0 b	3.0 b	3.6 b	2.7 b	2.8 b	3.3 b	4.1 b
Laval Zone 19	3.7 d	**	4.0 c	2.2 b	2.4 b	2.8 c	4.9 d	1.8 d	3.1 c	2.5 b
Zone 20	**	**	2.4 c	**	1.4 b	2.1 c	0.7 b	0.2 b	1.7 c	2.7 c
Zone 21	**	**	3.9 d	3.7 d	3.8 d	4.9 d	0.3 b	**	2.7 b	3.5 d
Zone 22	0.0 a	0.0 a	5.1 c	1.0 b	4.2 c	3.5 c	**	**	4.2 c	2.8 c
Zone 23	**	0.0 a	3.4 c	0.9 b	1.6 b	**	**	**	2.3 c	**
Zone 24	**	13.0 d	2.4 c	1.7 c	2.0 c	2.4 c	**	**	2.2 c	3.1 c
Laval (Zones 19-24)	4.8 c	2.2 b	3.4 b	3.2 b	2.2 b	2.7 b	2.5 b	1.9 b	2.6 b	2.7 b
North-Shore Zone 25	**	0.6 b	1.5 c	0.8 b	1.2 b	2.0 c	**	**	1.5 c	1.8 c
Zone 26	0.0 a	**	**	0.3 b	1.4 b	2.1 c	0.6 b	0.5 b	1.5 c	1.6 c
Zone 27	**	**	2.0 c	**	1.9 c	1.8 c	0.2 b	**	1.9 c	2.0 c
Zone 28	4.7 d	1.6 b	1.4 c	1.0 b	2.3 c	2.4 c	**	1.1 b	2.5 c	1.9 c
Zone 29	**	**	3.9 d	**	3.4 c	2.2 c	**	**	3.1 d	3.1 d
North-Shore (Zones 25-29)	3.1 c	**	2.8 c	2.0 c	2.0 c	2.1 c	1.7 c	**	2.1 c	2.2 c
Laval/North-Shore (Zones 19-29)	3.8 c	1.9 b	3.1 b	2.4 b	2.1 b	2.4 b	2.0 b	2.5 b	2.3 b	2.4 b
South-Shore Zone 30	3.4 c	**	6.2 c	6.2 c	4.8 c	4.4 c	**	3.8 c	5.0 c	5.0 c
Zone 31	1.3 c	**	4.9 d	6.2 d	3.4 c	3.2 c	2.4 c	3.3 c	3.6 c	4.3 c
Zone 32	**	8.6 d	4.0 c	**	3.5 c	4.1 c	**	**	3.3 c	4.2 c
Zone 33	**	**	**	3.6 c	1.0 b	2.1 c	**	3.4 c	1.6 c	2.6 c
Zone 34	**	0.0 a	0.0 a	**	1.8 c	4.7 d	**	**	1.8 c	4.3 c
South-Shore (Zones 30-34)	3.3 c	**	5.2 c	6.0 c	3.6 c	3.8 c	3.1 c	3.4 c	3.9 c	4.4 c
Zone 35	0.0 a	**	0.6 b	0.4 b	1.7 c	2.8 c	**	**	1.4 c	2.7 c
Suburbs (Zones 19-35)	3.5 c	5.2 c	4.1 c	4.0 c	2.7 c	2.9 c	2.5 c	3.0 c	3.0 c	3.2 c
Montréal CMA	**4.2 b**	**4.8 b**	**3.6 b**	**4.8 b**	**2.9 b**	**3.5 b**	**2.6 b**	**2.8 b**	**3.2 b**	**3.9 b**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Montréal CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Montréal Island Zone 1	++	1.5	**	**	++	**	++	**	++	2.0
Zone 2	**	++	**	3.0	++	++	++	++	**	**
Zone 3	++	++	++	1.8	**	++	++	++	1.4	++
Zone 4	**	1.8	1.0	2.2	1.3	2.2	++	++	1.1	2.1
Zone 5	**	1.9	++	2.3	++	3.2	++	**	++	2.1
Zone 6	++	4.3	++	3.7	++	++	++	**	**	4.0
Zone 7	-3.3	3.1	++	3.6	++	2.9	++	++	++	3.1
Zone 8	++	++	++	4.2	**	++	++	++	**	++
Zone 9	**	2.6	2.7	2.6	++	2.1	++	3.6	2.9	2.8
Zone 10	5.6	++	2.3	++	**	2.1	3.3	++	2.8	1.5
Zone 11	**	++	2.5	1.6	++	2.6	++	++	2.2	2.4
Zone 12	2.9	++	**	1.4	2.2	1.9	++	++	1.6	1.2
Zone 13	++	++	3.3	2.0	1.4	2.4	++	2.3	2.1	1.9
Zone 14	++	++	++	2.6	++	2.2	++	**	1.3	2.8
Zone 15	++	2.3	++	1.3	++	**	3.3	3.4	++	1.9
Zone 16	++	++	++	0.8	**	++	**	2.9	**	1.2
Zone 17	4.6	**	**	++	++	**	++	++	3.1	++
Zone 18	**	**	-1.0	2.9	++	3.4	-1.4	++	++	2.6
Montréal Island (Zones 1-18)	1.9	2.1	1.9	2.3	2.1	2.3	++	3.1	1.9	2.2
Laval Zone 19	++	++	**	2.6	++	3.0	++	2.5	++	2.8
Zone 20	++	++	**	**	**	++	++	4.1	**	++
Zone 21	4.2	++	**	2.9	++	1.6	**	2.8	**	1.5
Zone 22	++	4.5	++	1.6	++	1.4	++	++	++	1.4
Zone 23	**	**	++	++	2.6	2.4	**	++	2.4	2.0
Zone 24	++	2.3	++	++	2.6	1.9	**	++	2.6	1.5
Laval (Zones 19-24)	++	**	2.7	0.8	**	2.0	++	2.7	1.2	1.9
North-Shore Zone 25	++	++	**	3.1	++	2.7	++	**	**	2.9
Zone 26	**	**	++	++	++	**	**	++	++	++
Zone 27	++	++	2.7	++	2.0	++	++	++	2.3	++
Zone 28	++	**	1.4	++	++	++	++	++	++	++
Zone 29	**	++	++	++	++	++	2.0	++	++	2.2
North-Shore (Zones 25-29)	**	++	++	**	++	2.0	**	2.7	1.2	2.3
Laval/North-Shore (Zones 19-29)	++	**	2.3	2.1	1.5	2.0	1.0	2.7	1.2	2.1
South-Shore Zone 30	3.7	**	0.5	3.0	1.5	2.3	2.2	++	++	2.9
Zone 31	++	**	3.2	++	2.3	++	2.7	++	2.6	++
Zone 32	++	**	**	2.2	++	2.8	**	5.0	1.7	2.4
Zone 33	**	**	++	1.5	++	2.5	++	3.0	++	2.4
Zone 34	++	++	++	**	++	++	**	**	++	++
South-Shore (Zones 30-34)	**	2.0	1.6	2.0	1.6	1.8	2.2	1.7	1.3	2.0
Zone 35	++	**	++	3.9	++	++	++	++	++	2.0
Suburbs (Zones 19-35)	1.3	1.9	1.9	2.1	1.5	1.9	1.5	2.2	1.2	2.1
Montréal CMA	**1.8**	**2.1**	**1.9**	**2.3**	**2.0**	**2.2**	**1.4**	**2.8**	**1.7**	**2.2**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal Island (Zones 1-18)										
Unknown	**	0.4 b	**	4.6 d	1.5	**	**	0.5 b	1.7 c	2.7 c
Pre 1940	5.2 c	4.1 d	2.1 c	3.4 d	2.5 c	3.6 d	**	1.4 d	2.7 c	3.2 d
1940 - 1959	4.8 c	3.9 c	3.5 c	4.7 c	2.8 c	2.9 b	1.9 c	3.8 d	3.2 c	3.7 c
1960 - 1974	3.6 b	4.7 c	3.7 c	4.9 c	3.2 c	3.7 b	2.5 c	4.1 d	3.4 c	4.3 c
1975 - 1989	3.9 c	3.0 c	3.4 c	2.5 c	2.8 c	2.2 b	0.7	**	2.8 c	2.3 c
1990 - 2004	**	1.3 c	1.3 c	1.4 c	**	**	0.2 b	**	1.3 c	3.0 d
2005+	0.5 b	**	**	1.6 c	3.3 d	2.0 c	0.2 c	**	2.9 c	2.6 c
Total	3.8 c	4.0 b	3.0 b	4.2 d	2.6 d	3.2 b	2.3 c	2.5 b	2.9 c	3.5 c
Laval (Zones 19-24)										
Unknown	**	**	2.1 b	4.1 d	3.3 d	3.2 c	**	2.5 b	2.4 d	3.4 d
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	**	0.4 b	**	**	**	**	**	**
1960 - 1974	4.9 d	1.4 d	4.2 c	5.3 d	2.0 b	3.4 d	**	**	2.7 b	3.4 d
1975 - 1989	**	0.0 c	2.2 b	1.2 a	1.7 b	1.6 b	1.5 a	1.1 a	1.8 a	1.5 a
1990 - 2004	**	**	**	0.0 a	0.5 a	**	**	0.0 a	0.4 a	0.5 a
2005+	**	**	6.5 c	0.0 a	**	1.6 c	**	**	4.0 d	1.5 a
Total	4.3 d	1.5 c	3.1 b	2.9 c	1.8 a	2.2 b	2.3 c	1.3 a	2.2 a	2.2 a
North-Shore (Zones 25-29)										
Unknown	**	**	**	**	**	**	0.4 b	**	**	**
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	0.0 a	**	**	**	**	**	**	**	0.5 b
1960 - 1974	**	**	**	0.5 b	1.2 a	3.3 d	**	0.6 b	1.9 c	1.9 c
1975 - 1989	4.1 d	**	2.3 c	1.7 c	1.7 b	2.5 b	2.1 c	1.3 d	1.9 b	2.1 b
1990 - 2004	**	**	**	1.8 c	0.3 b	0.9 d	0.6 b	**	0.7 b	2.1 c
2005+	**	**	2.1 c	**	**	2.1 c	**	**	**	1.8 c
Total	2.9 c	**	2.5 c	1.5 a	1.5 b	2.0 b	1.3 c	**	1.7 a	2.0 b
South-Shore (Zones 30-34)										
Unknown	**	23.3 d	**	**	**	**	**	**	**	**
Pre 1940	**	**	0.0 d	**	**	**	0.0 d	**	**	**
1940 - 1959	**	**	**	**	**	0.1 b	**	**	**	**
1960 - 1974	**	**	5.2 c	4.3 c	3.2 c	4.5 c	**	4.6 d	3.9 c	4.6 c
1975 - 1989	3.4 d	5.2 d	4.8 c	5.6 b	3.0 b	2.4 b	1.2 d	2.4 c	3.2 b	3.2 b
1990 - 2004	**	**	2.6 c	2.3 c	2.4 c	2.1 c	0.3 b	1.3 c	2.0 c	2.0 b
2005+	**	**	0.9 d	2.5 c	**	**	**	**	2.4 c	2.3 c
Total	3.1 d	**	4.7 b	5.1 b	3.0 b	3.0 b	2.8 c	3.4 d	3.4 b	3.7 b
Montréal CMA										
Unknown	**	1.0	**	4.9 d	1.7 c	2.8 c	**	**	1.7 c	2.9 c
Pre 1940	5.3 d	4.2 d	2.1 c	3.3 d	2.5 c	3.6 d	**	1.4 d	2.7 c	3.1 d
1940 - 1959	4.8 c	4.0 c	3.5 c	4.5 c	2.8 b	2.8 b	2.1 c	3.8 d	3.2 b	3.6 b
1960 - 1974	3.5 b	4.7 b	3.8 c	4.8 c	3.1 b	3.8 b	2.8 b	3.8 d	3.4 a	4.2 a
1975 - 1989	3.8 c	2.9 a	3.4 b	2.9 a	2.5 a	2.2 a	1.2 a	1.6 a	2.6 a	2.3 a
1990 - 2004	**	1.8 c	1.6 c	1.6 c	1.3 a	2.2 c	0.4 b	**	1.2 a	2.4 a
2005+	0.7 b	**	3.4 d	1.6 c	2.5 a	2.0 b	**	**	2.6 b	2.2 a
Total	3.8 c	4.0 a	3.1 a	4.1 b	2.5 a	3.0 b	2.3 b	2.6 b	2.8 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal Island (Zones 1-18)										
Unknown	508 a	536 a	614 a	605 a	676 a	686 a	810 a	876 a	666 a	685 a
Pre 1940	554 a	576 a	634 a	637 a	792 a	748 a	930 b	978 a	753 a	749 a
1940 - 1959	503 a	511 a	607 a	599 a	677 a	707 a	920 a	899 a	655 a	668 a
1960 - 1974	567 a	578 a	692 a	692 a	766 a	775 a	916 a	901 a	718 a	727 a
1975 - 1989	656 a	674 a	721 a	736 a	754 a	760 a	899 a	943 a	755 a	766 a
1990 - 2004	744 c	674 a	775 b	739 a	868 b	833 a	1,008 c	1,053 a	855 b	837 a
2005+	**	778 d	916 a	901 a	1,043 d	1,016 a	**	**	993 c	968 a
Total	560 a	574 a	660 a	661 a	746 a	749 a	907 a	932 a	716 a	725 a
Laval (Zones 19-24)										
Unknown	**	**	847 a	1,290 b	886 b	**	**	1,237 a	927 a	1,372 a
Pre 1940	**	**	**	**	**	640 c	**	**	**	625 c
1940 - 1959	**	534 a	537 a	548 a	599 a	617 a	716 a	750 a	579 a	601 a
1960 - 1974	499 a	502 a	590 a	586 a	654 a	654 a	755 a	711 a	645 a	642 a
1975 - 1989	502 a	501 a	593 a	620 a	671 a	699 a	827 a	823 a	670 a	696 a
1990 - 2004	**	**	648 a	653 a	727 a	765 a	899 b	969 a	749 a	788 a
2005+	**	**	829 c	761 a	920 a	888 b	1,022 a	1,123 a	928 a	895 a
Total	510 a	517 a	608 a	680 a	690 a	730 a	837 a	814 a	685 a	726 a
North-Shore (Zones 25-29)										
Unknown	**	**	493 b	570 a	610 b	**	716 d	951 d	586 b	691 d
Pre 1940	**	**	483 b	455 a	630 b	565 a	716 b	731 b	529 b	570 b
1940 - 1959	**	450 a	477 d	534 a	552 a	626 a	**	845 a	532 b	570 a
1960 - 1974	472 b	482 b	544 a	519 a	597 a	620 a	727 b	696 a	594 a	599 a
1975 - 1989	483 a	493 a	557 a	552 a	632 a	642 a	737 a	757 a	628 a	633 a
1990 - 2004	**	**	580 a	645 a	711 a	744 a	798 a	813 a	716 a	737 a
2005+	**	**	679 a	657 a	833 a	844 a	936 a	973 a	838 a	841 a
Total	468 a	478 a	559 a	569 a	673 a	692 a	788 a	800 a	667 a	676 a
South-Shore (Zones 30-34)										
Unknown	**	797 a	557 b	759 b	635 a	733 a	**	**	619 c	757 b
Pre 1940	**	**	527 b	**	673 c	690 a	611 c	**	610 b	597 d
1940 - 1959	425 b	504 a	545 b	526 b	611 b	652 b	711 a	805 a	567 b	623 b
1960 - 1974	483 a	487 a	626 a	645 a	671 a	693 a	756 a	757 a	667 a	686 a
1975 - 1989	501 a	520 a	605 a	607 a	678 a	685 a	795 a	768 a	672 a	675 a
1990 - 2004	526 b	512 a	714 a	715 a	752 a	779 a	808 a	818 a	757 a	781 a
2005+	**	**	839 b	779 a	939 a	891 a	1,033 b	1,033 a	939 a	893 a
Total	478 a	512 a	619 a	629 a	689 a	708 a	787 a	785 a	681 a	697 a
Montréal CMA										
Unknown	508 a	547 d	615 b	635 a	677 a	704 a	815 b	889 d	668 a	706 b
Pre 1940	550 a	571 b	632 a	636 a	790 a	746 a	928 b	974 a	750 a	746 a
1940 - 1959	500 a	509 a	604 a	595 a	672 a	703 a	912 a	894 a	650 a	664 a
1960 - 1974	562 a	573 a	681 a	682 a	740 a	753 a	862 a	850 a	706 a	716 a
1975 - 1989	624 a	644 a	665 a	677 a	703 a	714 a	842 a	856 a	707 a	718 a
1990 - 2004	735 c	668 c	704 b	701 a	778 a	786 a	861 b	905 a	781 a	790 a
2005+	**	774 d	822 b	834 a	913 b	909 a	971 b	1,052 a	911 b	908 b
Total	555 a	569 a	651 a	655 a	730 a	739 a	878 a	898 a	708 a	719 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Ort-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal Island (Zones 1-18)										
3 to 5 Units	**	0.4 b	1.9 c	3.1 d	1.9 c	2.8 d	**	2.1 c	2.0 c	2.7 b
6 to 19 Units	3.3 d	4.7 d	2.9 b	5.7 d	2.9 c	3.3 d	2.6 c	2.7 c	2.9 c	4.0 b
20 to 49 Units	5.1 d	5.7 d	4.4 d	4.7 d	3.4 d	3.2 d	3.0 b	3.7 b	4.2 d	4.4 d
50 to 99 Units	4.1 b	4.8 b	3.8 d	4.2 d	3.1 d	3.8 d	3.7 c	4.6 b	3.6 d	4.2 d
100+ Units	1.9 a	2.8 a	3.0 d	3.6 d	3.9 d	4.6 d	2.8 b	4.4 d	3.0 d	3.7 d
Total	3.8 b	4.0 b	3.0 d	4.2 d	2.6 d	3.2 b	2.3 c	2.5 c	2.9 d	3.5 d
Laval (Zones 19-24)										
3 to 5 Units	**	0.0 a	**	0.3 b	1.3 c	1.7 c	**	**	1.8 c	1.3 c
6 to 19 Units	**	0.5 b	2.6 c	**	1.6 b	2.0 c	**	1.1 c	1.9 c	2.3 b
20 to 49 Units	5.4 d	4.3 d	4.4 d	1.8 b	3.0 d	3.6 d	0.5 b	1.6 c	3.5 d	2.8 c
50 to 99 Units	**	**	0.6 b	3.9 c	6.1 d	4.5 d	5.0 b	1.0 c	4.6 d	3.8 d
100+ Units	2.2 a	**	2.4 d	2.5 b	2.1 d	2.1 d	1.5 a	3.8 c	2.1 d	2.3 b
Total	4.3 d	1.5 c	3.1 b	2.9 c	1.8 b	2.2 b	2.3 c	1.3 c	2.2 d	2.2 c
North-Shore (Zones 25-29)										
3 to 5 Units	**	**	**	0.4 a	1.8 c	0.7 b	**	**	1.7 c	1.5 d
6 to 19 Units	**	**	2.6 c	2.5 c	1.1 c	2.4 b	1.1 c	0.8 d	1.4 c	2.2 b
20 to 49 Units	1.9 a	1.0 a	2.6 c	1.8 b	3.7 d	4.3 b	4.2 d	1.3 c	3.2 c	2.9 c
50 to 99 Units	**	7.6 b	**	2.1 a	3.2 d	4.2 c	21.7 a	4.9 a	4.3 c	3.5 d
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	2.9 c	**	2.5 c	1.5 a	1.5 b	2.0 b	1.3 a	**	1.7 c	2.0 b
South-Shore (Zones 30-34)										
3 to 5 Units	**	**	**	**	**	**	1.5 d	**	2.6 c	2.9 c
6 to 19 Units	**	**	4.9 d	4.9 d	3.1 d	2.9 b	**	4.0 d	3.4 c	3.6 d
20 to 49 Units	5.0 d	4.0 c	5.7 b	5.5 d	3.0 d	4.0 b	3.0 b	3.4 b	4.1 d	4.5 c
50 to 99 Units	**	0.6 b	3.3 b	2.5 b	4.4 b	4.5 d	4.9 c	2.9 c	3.9 b	3.4 b
100+ Units	4.1 a	19.6 a	3.5 a	7.3 a	2.1 a	3.9 a	0.4 a	4.2 a	2.6 a	6.2 a
Total	3.1 d	**	4.7 b	5.1 b	3.0 b	3.0 b	2.8 c	3.4 d	3.4 b	3.7 b
Montréal CMA										
3 to 5 Units	**	0.8 d	2.1 c	2.9 d	1.9 c	2.6 d	**	2.3 c	2.0 b	2.5 d
6 to 19 Units	3.2 c	4.9 d	3.0 b	5.4 d	2.6 d	3.0 b	2.6 c	2.7 b	2.8 d	3.6 b
20 to 49 Units	5.1 d	5.5 d	4.5 d	4.6 d	3.3 d	3.4 d	2.9 d	3.4 d	4.1 d	4.3 d
50 to 99 Units	4.1 b	4.7 b	3.7 d	4.0 d	3.4 d	3.9 d	4.4 b	4.1 d	3.7 d	4.1 d
100+ Units	1.9 a	3.0 a	3.0 d	3.7 d	3.7 d	4.2 d	2.4 a	4.3 d	2.9 d	3.8 d
Total	3.8 b	4.0 b	3.1 b	4.1 b	2.5 b	3.0 b	2.3 c	2.6 b	2.8 d	3.4 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal Island (Zones 1-18)										
3 to 5 Units	548 a	536 a	596 a	585 a	706 a	694 a	896 a	917 a	708 a	698 a
6 to 19 Units	502 a	511 a	596 a	600 a	672 a	687 a	791 a	823 a	649 a	667 a
20 to 49 Units	510 a	526 a	633 a	647 a	783 a	799 a	1,011 a	1,006 a	671 a	687 a
50 to 99 Units	551 a	581 a	722 a	741 a	899 a	935 a	1,144 b	1,230 a	756 a	785 a
100+ Units	714 a	737 a	945 a	955 a	1,230 a	1,247 a	1,856 a	1,865 a	1,008 a	1,032 a
Total	560 a	574 a	660 a	661 a	746 a	749 a	907 a	932 a	716 a	725 a
Laval (Zones 19-24)										
3 to 5 Units	**	520 a	568 a	582 a	706 a	743 a	832 a	796 a	706 a	727 a
6 to 19 Units	482 b	476 a	572 a	576 a	661 a	674 a	740 a	731 a	651 a	664 a
20 to 49 Units	530 a	534 a	596 a	611 a	702 a	720 a	823 a	859 a	660 a	681 a
50 to 99 Units	**	**	655 a	835 a	762 a	837 a	857 a	972 a	748 a	847 a
100+ Units	541 a	559 b	772 a	**	905 a	**	1,149 a	1,225 a	874 a	**
Total	510 a	517 a	608 a	680 a	690 a	730 a	837 a	814 a	685 a	726 a
North-Shore (Zones 25-29)										
3 to 5 Units	460 a	443 a	530 a	518 a	719 a	725 a	824 a	837 a	712 a	692 a
6 to 19 Units	468 a	484 a	564 a	565 a	654 a	666 a	739 a	749 a	646 a	657 a
20 to 49 Units	471 a	493 a	598 a	610 a	654 a	679 a	704 a	706 a	623 a	643 a
50 to 99 Units	**	553 a	**	695 a	**	743 a	**	824 a	**	709 a
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	468 a	478 a	559 a	569 a	673 a	692 a	788 a	800 a	667 a	676 a
South-Shore (Zones 30-34)										
3 to 5 Units	427 a	449 a	551 a	548 a	673 a	722 a	823 a	819 a	682 a	704 a
6 to 19 Units	471 a	491 a	563 a	556 a	660 a	666 a	733 a	742 a	651 a	663 a
20 to 49 Units	483 a	497 a	610 a	626 a	713 a	728 a	771 a	776 a	670 a	682 a
50 to 99 Units	552 a	550 a	749 a	730 a	831 a	839 a	926 a	911 a	792 a	787 a
100+ Units	**	771 a	821 a	848 a	934 a	971 a	1,175 a	1,174 a	896 a	924 a
Total	478 a	512 a	619 a	629 a	689 a	708 a	787 a	785 a	681 a	697 a
Montréal CMA										
3 to 5 Units	533 a	526 a	590 a	579 a	706 a	699 a	880 a	899 a	706 a	699 a
6 to 19 Units	499 a	508 a	590 a	593 a	668 a	681 a	774 a	796 a	650 a	665 a
20 to 49 Units	508 a	524 a	628 a	642 a	758 a	774 a	936 a	938 a	668 a	684 a
50 to 99 Units	551 a	580 a	723 a	740 a	885 a	915 a	1,087 a	1,154 a	759 a	785 a
100+ Units	711 a	735 a	932 a	951 a	1,191 a	1,216 a	1,679 a	1,728 a	996 a	1,028 a
Total	555 a	569 a	651 a	655 a	730 a	739 a	878 a	898 a	708 a	719 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Montréal CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal Island Zone 1	**	**	2.1	4.4	3.5	2.5	4.4	4.1	2.7	4.1
Zone 2	1.4	**	3.6	**	6.6	2.3	4.4	**	**	**
Zone 3	**	**	4.4	2.3	5.0	5.5	4.3	4.6	**	**
Zone 4	**	**	4.1	5.4	4.5	4.4	3.5	3.3	3.8	3.2
Zone 5	**	**	2.0	**	3.0	3.6	2.5	3.8	3.2	5.1
Zone 6	**	**	**	1.6	3.0	5.0	3.5	3.1	2.5	3.0
Zone 7	**	**	2.3	4.5	3.9	5.2	5.7	**	2.6	6.6
Zone 8	0.7	**	1.6	5.2	3.7	3.0	**	**	3.9	**
Zone 9	**	**	3.9	4.2	4.7	4.8	3.1	1.3	**	**
Zone 10	**	**	1.6	2.5	3.4	4.6	1.3	3.2	**	**
Zone 11	**	**	3.2	**	4.6	7.3	4.7	4.6	-	-
Zone 12	**	**	3.3	4.6	5.1	4.9	3.2	3.3	2.1	1.7
Zone 13	3.8	1.2	6.7	4.8	5.1	4.7	3.4	4.5	1.7	2.7
Zone 14	**	**	2.1	**	6.5	5.6	3.5	7.0	**	**
Zone 15	0.0	0.0	2.8	5.5	2.9	**	**	**	**	**
Zone 16	**	**	4.3	3.7	1.9	1.6	5.0	5.3	4.0	4.0
Zone 17	**	**	4.1	1.3	4.4	4.0	**	**	**	**
Zone 18	0.5	**	3.3	5.0	4.3	3.1	3.5	**	-	-
Montréal Island (Zones 1-18)	2.0	2.7	2.9	4.0	4.2	4.4	3.6	4.2	3.0	3.7
Laval Zone 19	**	0.5	**	1.6	2.8	3.0	4.9	3.4	2.1	2.3
Zone 20	0.5	0.7	1.7	3.0	2.2	2.0	-	-	**	**
Zone 21	**	**	3.0	**	4.8	5.9	**	**	-	-
Zone 22	**	0.0	3.1	4.3	5.6	1.7	-	-	-	-
Zone 23	**	0.5	1.4	0.7	3.6	3.4	**	**	-	-
Zone 24	**	**	1.6	1.7	5.4	3.7	-	**	-	-
Laval (Zones 19-24)	1.8	1.3	1.9	2.3	3.5	2.8	4.6	3.8	2.1	2.3
North-Shore Zone 25	**	**	0.9	1.1	4.6	3.4	**	**	-	-
Zone 26	**	**	1.4	2.6	2.7	**	3.7	**	**	**
Zone 27	**	**	0.8	1.7	2.5	2.4	-	-	-	-
Zone 28	**	**	0.8	1.4	1.7	2.3	**	**	-	-
Zone 29	**	**	3.1	3.7	5.0	4.5	**	**	-	**
North-Shore (Zones 25-29)	1.7	1.5	1.4	2.2	3.2	2.9	4.3	3.5	**	**
Laval/North-Shore (Zones 19-29)	1.7	1.4	1.6	2.3	3.4	2.9	4.4	3.6	2.1	1.9
South-Shore Zone 30	**	**	4.2	4.6	4.4	3.9	3.8	2.5	2.8	4.8
Zone 31	**	**	3.5	2.7	3.5	5.3	4.0	3.5	**	9.9
Zone 32	**	**	3.1	2.3	5.8	6.1	**	**	**	**
Zone 33	**	**	1.5	2.2	1.3	1.9	**	**	**	**
Zone 34	0.0	**	1.6	4.4	3.8	1.9	-	-	-	-
South-Shore (Zones 30-34)	2.6	2.9	3.4	3.6	4.1	4.5	3.9	3.4	2.6	6.2
Zone 35	**	**	2.1	3.4	0.7	2.6	-	-	-	-
Suburbs (Zones 19-35)	2.0	1.8	2.4	2.8	3.7	3.8	4.0	3.5	2.4	3.9
Montréal CMA	**2.0**	**2.5**	**2.8**	**3.6**	**4.1**	**4.3**	**3.7**	**4.1**	**2.9**	**3.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Montréal CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal Island (Zones 1-18)										
LT $500	4.1 b	4.2 c	2.4 c	3.3 d	**	**	**	**	3.0 c	4.1 d
$500 - $699	4.2 b	4.6 b	3.4 c	5.2 d	2.1 b	4.1 d	**	**	2.8 c	4.5 d
$700 - $899	2.3 c	2.6 b	2.9 c	4.1 d	2.8 c	2.7 b	**	2.6 d	2.7 c	3.0 d
$900+	3.7 c	5.9 d	3.2 c	4.2 d	4.1 d	4.4 d	**	4.2 d	3.6 c	4.3 d
Total	3.8 b	4.0 b	3.0 b	4.2 d	2.6 b	3.2 c	2.3 c	2.5 b	2.9 b	3.5 d
Laval (Zones 19-24)										
LT $500	**	0.8 d	**	**	**	**	**	**	**	**
$500 - $699	3.5 c	**	3.0 c	2.7 d	1.9 c	2.1 d	**	0.0 d	2.2 c	2.1 d
$700 - $899	**	**	3.2 c	1.9 d	1.9 c	2.6 d	**	1.7 d	2.4 c	2.4 d
$900+	**	**	1.3 c	3.9 d	1.9 c	2.6 d	**	1.3 d	2.3 c	2.4 d
Total	4.3 c	1.5 d	3.1 c	2.9 d	1.8 c	2.2 d	2.3 c	1.3 d	2.2 c	2.2 d
North-Shore (Zones 25-29)										
LT $500	**	**	**	0.7 d	**	**	**	**	**	0.8 d
$500 - $699	**	1.8 d	2.4 c	1.5 d	1.5 c	2.0 d	**	0.1 d	1.8 c	1.7 d
$700 - $899	**	**	1.5 c	1.7 d	**	2.6 d	0.8 d	**	1.3 c	2.3 d
$900+	**	**	**	**	0.2 d	1.0 d	**	**	**	**
Total	2.9 c	**	2.5 c	1.5 d	1.5 c	2.0 d	1.3 c	**	1.7 c	2.0 d
South-Shore (Zones 30-34)										
LT $500	**	**	**	**	**	**	**	**	**	**
$500 - $699	**	**	6.0 c	4.7 d	2.9 c	2.7 d	**	**	3.7 c	3.4 d
$700 - $899	**	24.1 d	2.1 c	3.8 d	4.0 c	3.8 d	3.9 c	4.7 d	3.7 c	4.2 d
$900+	**	**	14.1 c	14.9 d	3.4 c	3.0 d	**	**	3.7 c	3.7 d
Total	3.1 c	**	4.7 c	5.1 d	3.0 c	3.0 d	2.8 c	3.4 d	3.4 c	3.7 d
Montréal CMA										
LT $500	4.0 b	4.3 c	2.5 c	3.4 d	**	**	**	**	2.9 c	4.0 d
$500 - $699	4.1 b	4.6 b	3.5 b	4.9 d	2.1 b	3.5 d	1.6 c	1.3 d	2.8 c	4.0 d
$700 - $899	2.4 c	2.8 b	2.8 c	4.0 d	2.8 c	2.8 b	2.5 c	2.8 d	2.7 c	3.1 d
$900+	3.8 c	5.9 d	3.4 c	4.4 d	3.9 c	4.1 d	**	4.2 d	3.5 c	4.2 d
Total	3.8 c	4.0 b	3.1 c	4.1 d	2.5 c	3.0 d	2.3 c	2.6 d	2.8 c	3.4 d

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Montréal CMA - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Downtown and Nun's Island	3.5 c	4.2 c	3.0 a	3.9 a
Outer Centre	2.6 c	3.9 c	2.9 c	3.1 b
West part of Island of Montréal	1.8 c	3.3 c	3.7 b	3.8 b
East part of Island of Montréal	2.3 b	3.0 c	2.4 a	3.7 b
Montréal Island	2.6	3.7	2.9	3.5
Laval	2.4 c	1.8 c	2.2 c	2.2 c
Vaudreuil-Soulanges	1.3 c	3.3 c	1.4 a	2.6 c
North Shore	3.0 c	2.7 c	1.7 a	2.0 c
South Shore	3.1 c	4.3 c	3.4 b	3.7 b
Montréal CMA	**2.7**	**3.4**	**2.8**	**3.4**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Montréal CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown and Nun's Island	**	749	**	1,007	1,612	1,403	**	1,501
Outer Centre	**	587	**	729	1,329	850	**	1,024
West part of Island of Montréal	**	507	**	622	1,187	762	**	972
East part of Island of Montréal	**	517	879	561	1,115	656	**	812
Montréal Island	**	574	1,124	661	1,325	749	**	932
Laval	**	517	**	680	1,057	730	928	814
Vaudreuil-Soulanges	**	492	**	567	**	693	**	780
North Shore	**	478	616	569	933	692	**	800
South Shore	**	512	819	629	906	708	1,028	785
Montréal CMA	**	**569**	**1,046**	**655**	**1,144**	**739**	**1,274**	**898**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Montréal CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown and Nun's Island	**	**	**	**	**	1,612 d	**	**	**	1,545 d
Outer Centre	**	**	**	**	**	1,329 d	**	**	1,024 d	1,310 d
West part of Island of Montréal	**	**	771 d	**	1,108 d	1,187 d	1,234 d	**	1,076 d	1,275 d
East part of Island of Montréal	**	**	**	879 d	1,040 d	1,115 d	1,325 d	**	1,076 d	1,015 d
Montréal Island	**	**	969 d	1,124 d	1,240 d	1,325 d	1,470 d	**	1,227 d	1,293 d
Laval	**	**	**	**	1,039 d	1,057 d	**	928 d	1,009 d	1,005 d
Vaudreuil-Soulanges	**	**	**	**	**	**	**	**	1,125 d	**
North Shore	**	**	**	616 d	1,034 d	933 d	**	**	1,022 d	939 d
South Shore	**	**	781 d	819 d	1,026 d	906 d	917 d	1,028 d	996 d	922 d
Montréal CMA	**	**	1,003 d	1,046 d	1,121 d	1,144 d	1,261 d	1,274 d	1,124 d	1,146 d

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Montréal CMA - October 2014

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Montréal Island				
3 to 5 Units	**	**	2.0 c	2.7 b
6 to 19 Units	2.1 c	4.7 d	2.9 c	4.0 b
20 to 49 Units	3.3 b	3.9 c	4.2 a	4.4 a
50 to 99 Units	2.1 b	5.1 c	3.6 a	4.2 a
100+ Units	2.8 b	1.8 b	3.0 a	3.7 a
Total	2.6 b	3.7 b	2.9 a	3.5 a
Montréal CMA				
3 to 5 Units	**	**	2.0 b	2.5 b
6 to 19 Units	2.7 b	3.1 c	2.8 a	3.6 a
20 to 49 Units	3.4 b	3.2 b	4.1 a	4.3 a
50 to 99 Units	2.2 b	4.8 b	3.7 a	4.1 a
100+ Units	2.6 b	2.5 b	2.9 a	3.8 a
Total	2.7 b	3.4 b	2.8 a	3.4 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Montréal CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown and Nun's Island	16,761	19,246	3,655 a	4,255 a	21.8 a	22.1 a	3.5 b	4.2 a
Outer Centre	23,432	25,350	2,904 a	3,041 a	12.4 a	12.0 a	2.6 c	3.9 a
West part of Island of Montréal	20,425	22,023	2,265 a	2,734 a	11.1 a	12.4 a	1.8 c	3.3 a
East part of Island of Montréal	22,813	24,917	2,046 a	2,481 a	9.0 b	10.0 a	2.3 b	3.0 a
Montréal Island	83,431	91,536	10,825 a	12,511 a	13.0 a	13.7 a	2.6 a	3.7 a
Laval	13,243	17,618	2,243 a	3,223 a	16.9 a	18.3 a	2.4 c	1.8 c
Vaudreuil-Soulanges	2,488	2,827	331 c	498 c	13.3 c	17.6 a	1.3 d	3.3 d
North Shore	15,675	17,564	1,299 b	1,730 b	8.3 b	9.8 b	3.0 b	2.7 c
South Shore	26,836	28,844	2,487 b	3,189 a	9.3 b	11.1 a	3.1 c	4.3 a
Montréal CMA	**141,673**	**158,389**	**17,198 a**	**21,105 a**	**12.1 a**	**13.3 a**	**2.7 a**	**3.4 a**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Montréal CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal Island								
3 to 5 Units	4,275	4,783	318	429	7.4	9.0	**	**
6 to 19 Units	21,424	22,322	2,203	2,101	10.3	9.4	2.1	4.7
20 to 49 Units	17,495	19,215	1,946	2,440	11.1	12.7	3.3	3.9
50 to 99 Units	17,835	19,963	2,548	3,068	14.3	15.4	2.1	5.1
100+ Units	22,402	25,253	3,790	4,449	16.9	17.6	2.8	1.8
Total	83,431	91,536	10,825	12,511	13.0	13.7	2.6	3.7
Montréal CMA								
3 to 5 Units	9,160	11,535	770	978	8.4	8.5	**	**
6 to 19 Units	51,306	56,641	4,838	5,648	9.4	10.0	2.7	3.1
20 to 49 Units	27,304	30,327	3,057	4,257	11.2	14.0	3.4	3.2
50 to 99 Units	24,390	27,068	3,255	3,907	13.3	14.4	2.2	4.8
100+ Units	29,513	32,818	5,285	6,291	17.9	19.2	2.6	2.5
Total	141,673	158,389	17,198	21,105	12.1	13.3	2.7	3.4

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type
Montréal CMA - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal CMA										
Single Detached	**	**	**	**	**	952	1,045	1,052	912	979
Semi detached, Row and Duplex	**	**	556	610	721	788	877	887	756	793
Other-Primarily Accessory Suites	**	**	529	**	685	779	814	**	634	732
Total	**	**	592	639	706	807	914	930	759	815

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type
Montréal CMA - October 2014

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-13	Oct-14
Montréal CMA		
Single Detached	19,648	20,129
Semi detached, Row and Duplex	72,796	72,550
Other-Primarily Accessory Suites	22,303	21,152
Total	114,748	113,831

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2014 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

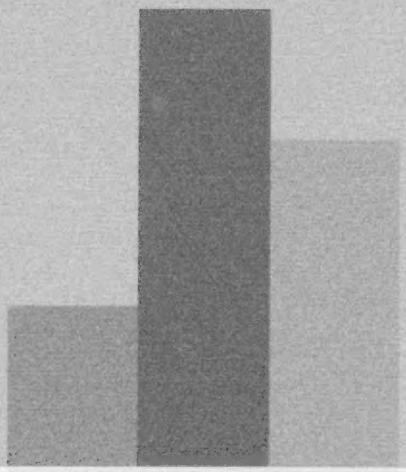
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

64411_2014_A01